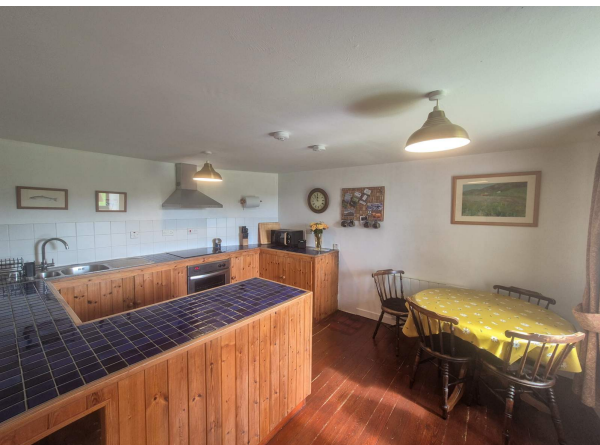




Tigh Eilidh, 14 Earlish, Portree, Isle of Skye, IV51 9XL
Offers Over £230,000

Tigh Eilidh, 14 Earlish, Portree, Isle of Skye, IV51 9XL

Tigh Eilidh, 14 Earlish is traditional detached property set within 0.42 acres, or thereby (to be confirmed by title deed) of garden grounds and boasts beautiful views of the surrounding countryside towards the Trotternish Ridge and The Cuillin.

- Detached Property
- Rural Location
- Private Garden Grounds
- Stunning Views
- Double Glazing
- Electric Central Heating
- Stone Byre
- Approx 0.42 acres

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band C

Property Description

Tigh Eilidh, 14 Earlish is traditional detached property set within 0.42 acres, or thereby (to be confirmed by title deed) of garden grounds and boasts beautiful views of the surrounding countryside towards the Trotternish Ridge and The Cuillin. The property has been well maintained by the current owners and is presented in walk-in condition.

Set out over two floors the accommodation within comprises of entrance porch, lounge, kitchen/diner and W.C on the ground floor. Upstairs are two double bedrooms and a bathroom. The property further benefits from double glazing, electric central heating and an open fire in the lounge. Interlinked smoke alarms have also been installed. An under stair cupboard provides storage.

Externally the property is set within generous, wraparound garden grounds which are laid to grass and extend to approximately 0.42 acres or thereby (to be confirmed by title deed). Parking space is provided for several vehicles. The garden also hosts a stone byre with power and lighting. The byre offers the potential for development subject to obtaining the necessary planning consents.

Other than a few personal items the majority of the furniture is available by separate negotiation.

Tigh Eilidh would make a great home in a beautiful, peaceful setting and must be viewed to fully appreciate the offering.



Entrance Porch (4' 6" x 3' 10") or (1.36m x 1.16m)

Bright, welcoming entrance porch with windows to front and side giving a view to the garden. UPVC door and tiled flooring. Painted. Access to lounge via glazed timber door.

Lounge (13' 5" x 17' 9") or (4.09m x 5.41m)

Spacious lounge room with window to front elevation boasting a view to the front garden. Carpeted. Painted. Open fire with stone surround and hearth. Access provided to kitchen/diner via 15 pane timber door and to W.C./cloakroom. Stairs lead to upper floor. Under stair storage cupboard.

Kitchen/Diner (13' 11" x 11' 9") or (4.24m x 3.59m)

Kitchen diner with a good range of floor units with a tiled worktop over. Integrated oven and hob with extractor hood. One and a half bowl stainless steel sink with twin drainer. Space for white goods. Window to front elevation providing view to garden.

Bedroom 1 (10' 5" x 14' 1") or (3.17m x 4.30m)

Double bedroom, currently set as a twin, with a window to front giving a view over the garden and toward the Cuillin. A Velux window to the rear affords views towards Idrigill Point and the Western Isles. Carpeted. Painted.

Bathroom (6' 4" x 9' 4") or (1.92m x 2.84m)

Spacious bathroom comprising bath with mains powered rainfall shower over, W.C., and pedestal wash hand basin. LVT flooring. Painted. Wet wall at bath and basin. Window to front with views over the garden and towards the Cuillin.

Bedroom 2 (13' 6" x 14' 3") or (4.12m x 4.34m)

Large double bedroom, with a window to front giving a view over the garden and towards the Cuillin. A Velux window to the rear affords views towards Idrigill Point and the Western Isles. Carpeted. Painted. Built in storage cupboard housing the hot water cylinder.

Cloakroom/w.c (5' 3" x 3' 10") or (1.60m x 1.16m)

Cloakroom comprising W.C and wash hand basin. Frosted window to the rear. Timber flooring. Painted. Tiled at basin.

Garden

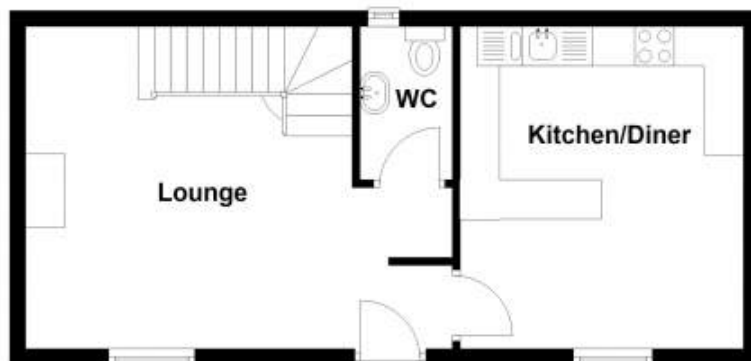
Tigh Eilidh sits in approximately 0.42 acres (to be confirmed by title deed) of private garden grounds which are laid to grass. Panoramic views are afforded of the surrounding countryside and Trotternish Ridge and from the rear of the garden there are stunning views over Uig Bay towards the headland and the Western Isles beyond. A stone byre stands behind the property and offers the potential for development.

Byre (13' 1" x 21' 4") or (4.00m x 6.50m)

Stone byre with power and lighting. Currently used for storage but offers development potential subject to obtaining the necessary planning consents.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96	(92+) A		92
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	79	
(55-68) D			(55-68) D		
(39-54) E	40		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.